

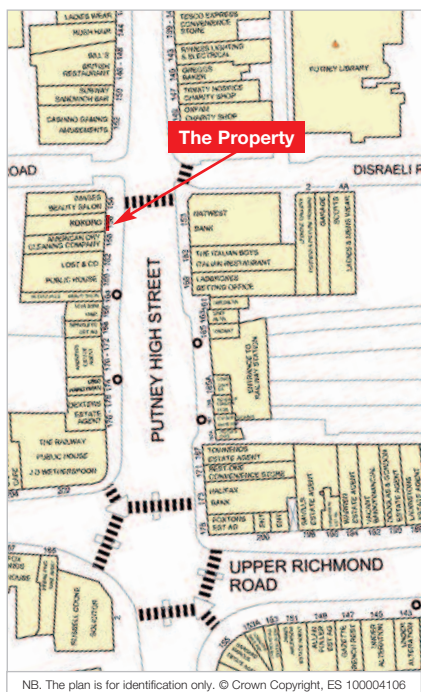
London SW15

156 Putney High Street

Putney

SW15 1RS

- Freehold Restaurant and Residential Ground Rent Investment
- Excellent location on Putney High Street opposite NatWest Bank
- Restaurant let on a new 20 year lease
- Close to Putney Rail Station
- No VAT applicable
- Rent Review 2021
- Total Current Rents Reserved **£80,100 pa⁽¹⁾**



Tenure

Freehold.

Location

The affluent London suburb of Putney is located adjacent to the River Thames and less than 5 miles south-west of Central London. Putney benefits from both mainline and London Underground (District Line) rail services, providing direct access to Central London and Waterloo in approximately 15 minutes.

The property is prominently situated on the west side of Putney High Street, between its junctions with Upper Richmond Road and Norroy Road, diagonally opposite Putney Rail Station.

Occupiers close by include NatWest (opposite), Ladbroke's, Bill's Restaurant, Oxfam, Greggs, Tesco Express and Holland & Barrett.

Description

The property is arranged on basement, ground and two upper floors to provide a restaurant to the ground floor and basement which is currently being fitted out together with a maisonette to the upper floors, which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

Shop EPC Rating 171 Band G (Copy available on website).
Flat EPC Rating 60 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground Floor	Kokoro UK Limited (2)	Basement 13.47 sq m (145 sq ft) Ground Floor 77.95 sq m (839 sq ft) Total 115.6 sq m (1,244 sq ft)	20 years from 21.09.2016 Rent review every 5th year (3) FR & I	£80,000 p.a. (1)	Rent Review 2021
First and Second	Individual	First & Second Floor Residential	999 years from 21.09.2016	£100 p.a.	Reversion 3015

(1) The Tenant benefits from a rent free period until 10th February 2017. The Seller will top up the rent by way of reduction in the purchase price so the Buyer effectively receives £80,000 per annum from completion until expiry of the rent free period.

(2) Website Address: www.kokorouk.com

Kokoro opened its first branch in Kingston upon Thames in 2010 and now trades from 15 branches.

(3) A rent deposit of £20,000 is held.

Total £80,100 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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